

063.0

0004

0008.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

928,700 / 928,700

928,700 / 928,700

928,700 / 928,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9-11		RUSSELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KELLY JOSEPH F & JEANNE T	
Owner 2:	
Owner 3:	

Street 1: 11 RUSSELL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KELLY JOSEPH F & JEANNE T -

Owner 2: -

Street 1: 11 RUSSELL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474-3017

NARRATIVE DESCRIPTION

This parcel contains 6,109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Wood Shingle Exterior and 3415 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6109		Sq. Ft.	Site		0	70.	0.99	11									422,289						422,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								40903
								GIS Ref
								GIS Ref
								Insp Date
								11/12/18


**Patriot
Properties Inc.**

!5510!

Prior Id # 1:	40903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	20:23:36
LAST REV Date	Time
02/12/19	13:22:28
ekelly	
5510	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID							
063.0-0004-0008.C							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	104	FV	506,700	0	6,109.	422,300	929,000
2019	104	FV	385,500	0	6,109.	422,300	807,800
2018	104	FV	385,500	0	6,109.	283,500	669,000
2017	104	FV	361,400	0	6,109.	271,500	632,900
2016	104	FV	361,400	0	6,109.	247,300	608,700
2015	104	FV	321,800	0	6,109.	199,100	520,900
2014	104	FV	321,800	0	6,109.	178,000	499,800
2013	104	FV	334,900	0	6,109.	168,900	503,800

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
PIGOTT CHARLE								325,000	No	No		
18675-59								300,000	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2018		MEAS&NOTICE						CC Chris C
5/15/2009		Measured						372 PATRIOT
4/6/2000		Inspected						264 PATRIOT
10/5/1999		Mailer Sent						
10/5/1999		Measured						163 PATRIOT
3/1/1992								PM Peter M

ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		/ / /

EXTERIOR INFORMATION

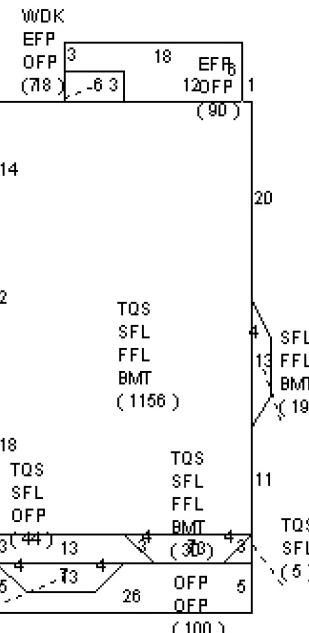
Type:	13 - Multi-Garden
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

RE-CK COND, SOME NEW WINDOWS SFL.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 14	BRs: 7
	Baths: 3	HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
2	14
7	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	9	5	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	0.95744455
Const Adj.:	0.97029907
Adj \$ / SQ:	157.931
Other Features:	124000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	733958
Depreciation:	227527
Depreciated Total:	506431
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	506400
Val/Su Net:	98.75
Val/Su SzAd:	148.28

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,284	157.930	202,784						
BMT	Basement	1,205	47.380	57,092						
FFL	First Floor	1,205	157.930	190,307						
TQS	3/4 Story	926	157.930	146,284						
OPF	Open Porch	382	20.200	7,717						
EFP	Enclos Porch	108	50.880	5,495						
WDK	Deck	18	15.520	279						
	Net Sketched Area:	5,128	Total:	609,958						
Size Ad	3415.25	Gross Are	5437	FinArea	3415					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1 10X12	A	AV	2005	0.00	T	11.2	104						

More: N

Total Yard Items: []

Total Special Features: []

Total: []